

APPLICATION NO.	P14/S0548/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	14.4.2014
PARISH	STADHAMPTON
WARD MEMBER(S)	Mr Marc Hiles Mr Philip Cross
APPLICANT	Mr D Howlett
SITE	3 The Laurels Stadhampton, OX44 7XP
PROPOSAL	Conversion of existing dwelling into two separate flats (one ground floor and one first floor), with proposed ground floor rear extension and new rear access. (As amended by revised block plan A4 414 accompanying e-mail from agent dated 12 May, 2014)
AMENDMENTS	None
GRID REFERENCE	460151/198617
OFFICER	Mrs K Gould

1.0 INTRODUCTION

- 1.1 This application has been referred to Planning Committee because the officers' recommendation differs to that of Stadhampton Parish Council.
- 1.2 The site lies within the built up confines of Stadhampton, within the Oxford green belt but outside any other area of restraint. The Laurels is a cul de sac which comprises 4 no detached estate houses built in the late 1980s on the northern side of the road with older houses to the south including nos 1 and 3 which are a pair of semi detached dwellings.
- 1.3 Until recently, there has been a high brick wall around the entire rear of no 3 which has screened the rear of no 3 The Laurels from general public view. Some of this wall has now been removed to allow vehicular access into the rear of the property and to enable building materials etc to be delivered. This has opened up the site significantly. A copy of an Ordnance Survey extract is **attached** at appendix 1.

2.0 PROPOSAL

- 2.1 This application seeks full planning permission to convert no 3 The Laurels from a single dwelling to 2 no flats – one at ground floor and one at first floor and to add a ground floor rear extension. Parking for a single vehicle would be provided within the rear curtilage of the property and two parking spaces would be provided on land owned by the applicant opposite the front of no 3 The Laurels. This site is currently occupied by a single garage and a single parking space.
- 2.2 The flat at ground floor would comprise a single bedroom, bathroom, kitchen and living room to be designed to allow for full disabled/wheelchair use. The first floor flat which would incorporate space in the roof would comprise a two bedroom flat with kitchen/lounge and bathroom. A copy of the submitted amended plans is **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Stadhampton Parish Council – Object. The proposed conversion of the existing dwelling into two separate flats makes no allowance for the extra parking that will be required for additional vehicles. There is a pre-existing parking problem in School Lane which should not be added to. Furthermore the Parish Council considers that the application is not in keeping with the area.

County Archaeological Services - No objection

OCC (Highways) - No objection. The parking provided, under the amended plan, conforms to standards for the context. Of the 2 flats proposed, one has one bedroom and the other 2 bedrooms and therefore the 3 no parking spaces proposed are considered adequate. School Lane is a no-through road and therefore the parallel bays are likely to operate within safe parameters. Recommend condition requiring the retention of parking and manoeuvring areas.

Neighbour Object (2) Inappropriate to be creating 2 new dwellings within a dwelling which is modest in size. Contrary to policies with the South Oxfordshire Local Plan and the South Oxfordshire Design Guide including G2, D2, D3, H11, T2. Insufficient parking, inappropriate layout, insufficient amenity space and will adversely affect the character of the area. The "proposed" planning permission being sought is now well under way. Dividing the house into two flats is out of keeping with the area. Insufficient parking. The height of the pitched roof extension which will block the morning sun out of the property. A flat roof extension would be much more sympathetic to the next door neighbour. Do not approve this application as this property does not have a big enough plot to allow it to be successfully subdivided without inconveniencing neighbours with additional parking.

4.0 RELEVANT PLANNING HISTORY

- 4.1 None.

5.0 POLICY & GUIDANCE

- 5.1 South Oxfordshire Core Strategy policies

CSEN2 - Green Belt protection

CSQ3 - Design

CSS1 - The Overall Strategy

- 5.2 South Oxfordshire Local Plan 2011 policies;

GB4 - Openness of Green Belt maintained

H11 - Sub-division of dwellings in built up area

H13 - Extension to dwelling

T1 - Safe, convenient and adequate highway network for all users

T2 - Unloading, turning and parking for all highway users

South Oxfordshire Design Guide 2008

- 5.3 National Planning Policy Framework

National Planning Policy Framework Planning Practice Guidance

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues to be considered in the determination of this planning application are:

- (i) Is the principle of the conversion acceptable?**
- (ii) Policy H11 criteria.**
- (iii) Impact on the openness and visual amenity of the Oxford green belt.**

Principle

6.2 Policy H11 of the SOLP allows for the sub-division of dwellings and conversions to multiple occupation within the built up area of settlements subject to a number of criteria being met. This site lies within the built up limits of Stadhampton in an established residential area. As such the principle of subdivision is acceptable subject to the criteria examined below.

Policy H11 criteria

- 6.3
- (i) Impact on the amenity of the occupants of nearby properties.** The properties most affected by this proposal are nos 1 and 7 The Laurels. The single storey rear extension would project some 3.5m beyond the existing rear elevation of no 3 The Laurels and would have a ridge height of some 4.2m. This single storey extension would be some 11.7m away from the front elevation of no 7 and would have a pitched roof which would slope away from no. 7 with the ridge height being some 15m from the front elevation of no 7. The proposed extension would sit 1.5m off the boundary with no 1 with the pitched roof sloping away from this property. As such, given the single storey design of the extension and the relationship with neighbouring properties, your officers do not consider that the proposed extension would be oppressive or overbearing on the occupiers of these dwellings.
 - (ii) Is appropriate in terms of size of the property and the proposed internal layout, access, private amenity space and car parking provision.** The property lends itself to the conversion into two separate flats. There is access from the front and rear offering independent access to each flat. The Parish Council and 2 local residents have objected to this proposal on the grounds of insufficient amenity space and parking. The South Oxfordshire Design Guide recommends that a 1 bed flat/dwelling has a private amenity area of 35sqm and a 2 bed dwelling has a private amenity area of 50sqm. So in respect to this particular proposal an amenity area of 85sqm would be required. The revised block plan shows that an area of 78sqm would be provided. Although this falls slightly short of the Council's standards, regard has to be had to the fact that anyone buying or renting these properties would be aware of the garden provision before they moved to the premises and they are located within a few minutes walk of Stadhampton Green and park. Also, the applicant is disabled and intends to occupy the ground floor flat. He has expressed his wish to your officers not to have any garden to tend. In its amended form, this application proposes 3 no parking spaces. One within the curtilage of no 3 The Laurels and 2 spaces on land owned by the applicant close to the front door of the property where an existing single garage stands. The County Highway Authority have confirmed that they have no objection to this proposal on highway or parking grounds providing the 3 parking areas are retained and a condition to this effect is recommended.
 - (iii) Would not adversely affect the character of the building or the surrounding residential area.** Alterations to the existing building are minimal and the subdivision of the premises would not be discernable from outside the property. The single storey extension is the most significant

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alteration. This is a relatively modest domestic extension which is acceptable in its own right in planning terms given its limited impact on the neighbouring properties and its subservient design in relation to the main dwelling. Concern has been raised about the removal of the wall at the rear of the property. It is accepted by your officers that the removal of this wall has altered the character of The Laurels. However, as the wall is not historic and not listed, planning permission is not required for its removal. It is your officers' opinion that the proposed alteration would not appear out of keeping in this residential area.

- (iv) **Would not result in environmental or highway objections.** No objection has been raised by the Highway Authority.

Impact on the openness and visual amenity of the Oxford green belt.

- 6.4 The site lies within the Oxford green belt. Inappropriate development is, by definition harmful. Paragraph 89 of the NPPF sets out those developments which are not inappropriate. The extension and alteration of a building is not inappropriate development providing that it does not result in disproportionate additions over and above the size of the original building. In this particular case, there would be a minimal increase in size over the existing dwelling and given the site's location within a built up part of Stadhampton, it would not have any material impact on the openness and visual amenity of the Oxford green belt.

7.0 **CONCLUSION**

- 7.1 As the site lies within the built up limits of Stadhampton, the principle of the sub division of the dwelling is acceptable. The proposal would not be unneighbourly and would provide adequate parking and amenity space. The proposed development would be in keeping with the established character of the area and accords with Development Plan policies. The proposal would create 2 small units of accommodation in a sustainable location which is well served by public transport to Oxford.

8.0 **RECOMMENDATION**

- 8.1 **That planning permission is granted subject to the following conditions**

- 1 : Commencement 3 yrs - Full Planning Permission**
2 : Approved plans
3 : Parking & Manoeuvring Areas Retained

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